



IX.

Agenda Item

County of Hanover

Board Meeting: June 25, 2014

Subject: Authorize Staff to Evaluate Setback and Yard Requirements within Residential and Industrial Districts

Summary of Agenda Item: Planning has received a number of inquiries recently regarding setbacks in the A-1, Agricultural, AR-6, Agricultural Residential Zoning Districts, and the Industrial Zoning Districts. Although the recent update to the Zoning Ordinance added several definitions related to yards and property lines, there is still some confusion regarding the methodology involved in calculating a yard measurement.

Additionally the staff has received inquiries regarding setback requirements in the Industrial Zoning Districts, specifically the requirements for the M-1, Limited Industrial District. The M-1 District is a more restrictive district than M-2 and M-3 with regard to permitted uses. Yet the M-1 District contains requirements for yards and setbacks that are more extensive than the requirements in the M-2 and M-3 Districts. As such, there is a need to review existing yard and setback regulations within the Industrial Districts to ensure that the County's standards remain viable and responsive to promote current industrial land use practices while also maintaining adequate and appropriate protections for adjacent non-industrial properties.

It should be noted that the yard and setback requirements within the RS, Residential Suburban and RM, Residential Multi-Family Districts underwent extensive review at the time the district regulations were developed, and those districts provide greater flexibility than what is otherwise required in the A-1 and AR-6 Districts.

Staff brought this issue to the attention of the Planning Commission during the Commission's May 15, 2014, meeting and the consensus of the Commission was to support the staff request to undertake the review. Should the board authorize the staff begin a review process as requested, staff will bring a final recommendation to the Board's Community Development Committee for its review.

County Administrator's Recommended Board Motion: Move to authorize staff to undertake a review of yard and setback requirements within the A-1, Agricultural and AR-6, Agricultural Residential Zoning Districts, and review yard and setback requirements in the M-1, Limited Industrial District.